

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	99.75 %	99.00 %	13	96.48 %	73	77	
% of Funds Disbursed	99.75 %	94.28 %	4	89.00 %	95	97	
Leveraging Ratio for Rental Activities	7.84	5.05	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.20 %	88.44 %	19	83.25 %	28	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.58 %	69.74 %	8	70.99 %	73	76	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.88 %	82.05 %	9	81.75 %	58	62	
% of 0-30% AMI Renters to All Renters***	39.39 %	36.39 %	11	45.84 %	37	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.76 %	98.52 %	23	96.12 %	30	29	
Overall Ranking:			In State:	5 / 29	Nationally:	74 75	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,025	\$19,846		\$27,889	165 Units	26.10 %	
Homebuyer Unit	\$14,072	\$16,406		\$15,632	318 Units	50.20 %	
Homeowner-Rehab Unit	\$18,453	\$16,174		\$21,037	140 Units	22.10 %	
TBRA Unit	\$1,849	\$5,774		\$3,206	10 Units	1.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$64,840	\$68,052	\$20,179
\$101,761	\$42,443	\$16,458
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	58.2	22.6	51.4	0.0
Black/African American:	18.4	11.1	18.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.7	0.0

ETHNICITY:

Hispanic	23.4	64.0	29.3	0.0
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HOUSEHOLD SIZE:

1 Person:	48.7	15.0	34.3	0.0
2 Persons:	26.6	22.3	17.9	0.0
3 Persons:	17.7	22.0	17.9	0.0
4 Persons:	6.3	24.2	14.3	0.0
5 Persons:	0.6	10.5	12.1	0.0
6 Persons:	0.0	2.9	2.1	0.0
7 Persons:	0.0	0.3	0.7	0.0
8 or more Persons:	0.0	1.6	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	45.6	17.5	34.3	0.0
Elderly:	8.9	1.9	23.6	0.0
Related/Single Parent:	34.8	35.4	19.3	0.0
Related/Two Parent:	8.9	37.3	20.0	0.0
Other:	0.6	6.7	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.0 [#]
HOME TBRA:	0.0	
Other:	1.9	
No Assistance:	79.1	

of Section 504 Compliant Units / Completed Units Since 2001 18

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster

State: PA

Group Rank: 74
 (Percentile)

State Rank: 5 / 29 PJs

Overall Rank: 75
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	91.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	86.58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.76	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

